



Report to the Auburn City Council

Action Item

11

Agenda Item No.

City Manager's Approval

To: Mayor and City Council
From: Robert Richardson, City Manager
Date: May 11, 2009
Subject: ARD Annual Report

The Issue

Shall the City Council hear and accept the Annual Report from the Auburn Recreation District and consider future discussions on Impact Mitigation Fees and the Memorandum of Understanding?

Conclusion and Recommendation

That the City Council hear and accept the Annual Report from the Auburn Recreation District and direct staff to enter into future discussions on Impact Mitigation Fees and the Memorandum of Understanding.

Background

Representatives from ARD will provide the City Council with their Annual Report on the use of City Park Impact Mitigation Fees as well as other ARD projects planned or completed over the past year. In addition, ARD would like the City Council to direct staff to enter in discussions to consider increasing the Impact Mitigation Fee and to update the existing MOU between the two agencies.

Alternatives

Do not accept the report.

Do not enter into discussions for increasing the Impact Mitigation Fee or altering the existing MOU.

Fiscal Impact

No impact.

Attachments

- A: 2009 ARD Annual Report
- B: Park Development Impact Fee Nexus Study Summary
- C: Existing MOU

ATTACHMENT A

**Auburn Area Recreation and Park District presentation to the
Auburn City Council
May 4, 2009**

I. ARD Report

Park Impact Mitigation Fees

Note: This narrative will be accompanied by a Power Point presentation at the City Council meeting

Projects using City Park Impact Mitigation Fees, FY 08/09

Mt. Vernon Park

City Park Impact Mitigation Fees allocated: \$70,000

This small, passive park was completed in December of 2008. Features include a short DG walking pathway, picnic tables, bench and sidewalk improvements

Upcoming Projects using City Park Impact Mitigation Fees, FY 09/10

Recreation Park locker room and lifeguard house remodel/modernization

City Park Impact Mitigation Fees proposed: \$101,000

This remodel/modernization to one of Recreation Park's oldest and most outdated facilities will include ADA, electric, plumbing and structural upgrades as well as improvements that will allow for durability and easier maintenance

Recreation Park Pathway

City Park Impact Mitigation Fees proposed: \$43,000

This new ¾ mile Class I loop pathway will let users visit often unseen parts of this beautiful, historic park. This pathway will be completely ADA compliant and provide ADA compliant path of travel to Beggs Field, the back restrooms and the front parking lot.

**Other projects completed in the City (not using City Park Impact Mitigation Fees)
FY 08/09**

Ashley Memorial Dog Park Phase II

Improvements included a water feature, dog house kiosk, benches, tables and shade structures. All of this work was completed with volunteer labor and materials donations.

Ashford Park Picnic Shelter and grounds improvements

The rotting shade structure was removed and replaced with a metal structure on a slab. Other improvements include adding ADA picnic tables, ADA sidewalk connection, new BBQs and the creation of a new lawn area.

Beggs Field Retaining Wall

The existing wooden wall was quickly failing. An anchored, block wall was erected along the entire portion of the left field/third base side of this irreplaceable field.

James Field snack bar/storage room

The existing building had a failing roof and the space inside was poorly used. A new locker room, snack bar, roof and siding was installed by Placer High volunteers, Placer County Contractor's Association volunteers and ARD staff.

Beggs Field score keepers booth improvements

The existing score keepers booth had a failing roof, floor and seriously out of code stairs. Community volunteers, the Auburn Little League and the Placer County Contractors Association teamed up with ARD to demo the old building and construct a new score keepers booth with complaint stairs.

Fairgrounds "A" Field dugout improvements

The existing dugouts were essentially a fenced off piece of dirt with a bench. The new dugouts are built on a slab and feature a roof for shade.

Upcoming projects in the City (not using City Park Impact Mitigation Fees)
FY 09/10

Railhead Park parking lot expansion

This expansion will add 30 new parking stalls, alleviating some of the parking issues that occur on Pacific Avenue.

Recreation Park Community Center Roof repairs

The existing roof has several leaks, one of them major. These repairs will include all flat roofs plus the pitched roof over the gymnasium.

II. Update to City/ARD MOU

The Auburn Area Recreation and Park District (ARD) and the City of Auburn have enjoyed a productive working relationship for many years, and we are excited to continue this relationship. One of the aspects of this relationship is the Memorandum of Understanding (MOU) between ARD and the City regarding Park Impact Mitigation Fees and park rehabilitation and maintenance. In reviewing this MOU, it has been noted that it may be time to update certain portions of the agreement. Specifically, those portions may include:

- Updating the parks that ARD maintains as listed in Section 5 of the MOU
- Updating the parks that ARD does not maintain as listed in Section 6 of the MOU

ARD and City staff will be working on updating the MOU for presentation and approval by the ARD Board of Directors and the Auburn City Council

III. Update on Park Impact Mitigation Fees

The Auburn Recreation District commissioned a Nexus Study in 2008 to provide findings and the nexus required by law for establishment of Park Development Impact Fees. These fees are intended to fund the balance of land acquisition costs for new or expanded parks not covered by locally collected Quimby funds. The fees are also intended to fund park land development to minimum standard for neighborhood parks. The methods used to calculate impact fees in this study are intended to satisfy all legal requirements governing such fees, most particularly the California Mitigation Fee Act (Govt. Code Sections 66000).

Briefly, the study demonstrates that the current \$1,073 fee collected in the City of Auburn is substantially below the \$8,754 the study proposes. While ARD completely understands the current economic issues facing developers and development, the fact remains that park development in the City is being under-funded. ARD would like to engage in a dialogue with the City regarding a timeline that could be established to set milestones for future increases in these important fees.

ATTACHMENT B

**AUBURN RECREATION DISTRICT
PARK DEVELOPMENT IMPACT FEE NEXUS STUDY**

**Table 10:
Comparisons with Neighboring Communities**

Jurisdiction	Level of Service Standard (per 1000)		Park Impact Fees			Fee Components	Comments
	Active Parks	Passive Parks/ OS	Single-Family	Multi-Family	Mobile Home		
Proposed ARD	5		\$8,754	\$6,158	\$6,414	Land, development, community center, swimming pool, programmatic costs.	Park impact fee includes land acquisition cost, so if land is provided through Quimby, the value of the land is subtracted from impact fees.
Cameron Park CSD	5		\$8,021	\$6,141	\$3,970	Land, development, 11% of total for community, aquatic facilities, associated costs.	Park impact fee includes land acquisition cost, so if land is provided through Quimby, the value of the land is subtracted from impact fees.
Auburn	5		\$1,073	\$694	\$631	In-lieu fees for land dedication only	Fee as of April, 2008
Roseville	6	3	\$5,924			Does not include land. Land separate at 9 acres per 1000. Includes \$739 for "paseos", \$615 for off-street bike trails.	3 ac/1,000 neighborhood, 3 ac/1,000 community
Folsom	5	30% of development	\$7,800			No land. Fee is estimated by staff. Currently preparing a nexus study.	These are being updated - contact the Park and Recreation Department at 916-355-7200
Placer County	5	5	\$3,855	\$2,805		Land and development based on 2003 costs with annual CPI increase	Annual CPI does not reflect growth in regional construction and land costs
Colfax	5	5	\$5,731	\$4,011	NA	Additional revenue from Residential Development Fee 1/2% property value; No special use facilities included	Also charge separate trail fee; fees also collected for office, retail, industrial development, current ordinance does not specify acres/1,000 or fees in-lieu
El Dorado Hills CSD	5		\$10,874	\$8,985	\$7,966	No land. Includes parks, community center, aquatics, admin, maintenance facilities	

ATTACHMENT C

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF AUBURN AND AUBURN RECREATION DISTRICT
PARK IMPACT MITIGATION FEES AND
PARK REHABILITATION AND MAINTENANCE**

WHEREAS, the City of Auburn (herein "City"), and the Auburn Recreation District (herein "ARD"), are desirous of establishing an agreed joint policy for the handling and use of Park Impact Mitigation fees; and

WHEREAS, the City and ARD are desirous of ensuring that the rehabilitation and maintenance of all parks within the limits of the City are performed in a suitable and timely manner; and

WHEREAS, the City and ARD have conferred on these matters and are now desirous of entering into this memorandum of understanding (MOU). The City and ARD hereby agree that:

1. Starting September 30 of each year, at the end of each quarter, the City shall convey to ARD Park Impact Mitigation Fees collected by the City.
2. City and ARD agree that City Park Impact Mitigation Fees will be spent within the City Sphere of Influence, with a minimum of fifty percent (50%) of said fees being spent within the city limits.
3. ARD agrees that it shall provide to the City, by August 31 of each year, the following reports:
 - a) A report which details the expenditure of Park Impact Mitigation Fees forwarded to ARD in the preceding fiscal year. The report shall detail the projects and costs expended for each project; and
 - b) A report which details the proposed expenditures of Park Impact Mitigation Fees to be conveyed to ARD in the current fiscal year. The report shall detail the projects and costs to be expended for each project.
4. City and ARD agree individually to assume rehabilitation and maintenance responsibility for the following specific tasks for those city parks listed in Paragraph 5, below. The City and ARD also agree to work together in performing these tasks by sharing of equipment and labor when appropriate:

Auburn Recreation District

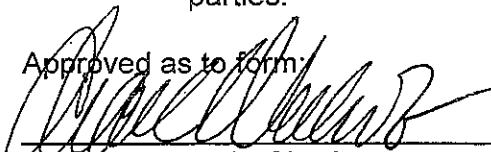
- a. Garbage collection and clean up within the park.
- b. Electrical and water infrastructure.
- c. Large tree maintenance.
- d. Minor repairs to bridges, decks and walkway structures.

City of Auburn

- a. Landscape maintenance.
- b. Fencing.
- c. Major repairs or replacement of bridges, decks and walkway structures.

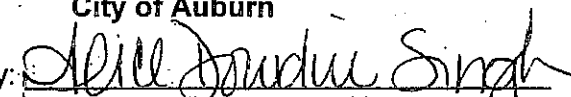
5. The following City parks, only, are covered by this MOU, said parks being shown on Exhibit "A" of this Agreement:
- a. Bicentennial Park.
 - b. Chana Park.
 - c. Herschel Young Park.
 - d. Auburn Ravine Trail
6. Specifically excluded from this MOU are the following pocket parks within the City, which shall be the sole responsibility of the City:
- a. Clock Tower Park.
 - b. Tennis Way Park.
 - c. Livingston Building Park.
 - d. Court View Park.
 - e. East Placer Park.
 - f. Maple Street Park.
 - g. Magnolia Street Park.
 - h. Train Depot Park.
7. The levels of maintenance provided by ARD in Paragraph 4 is agreed to be in keeping with present ARD facilities maintenance policy.
8. The term of this MOU shall be one year, with an automatic renewal at the end of each year unless terminated or amended. This MOU may be terminated by either party for any reason at any time by either party giving the other party 120 days written notice. This MOU may be amended at any time with concurrence of the parties.

Approved as to form:


Charles Wachob, City Attorney

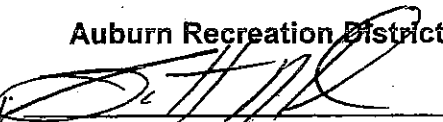
Dated: 9-21-01

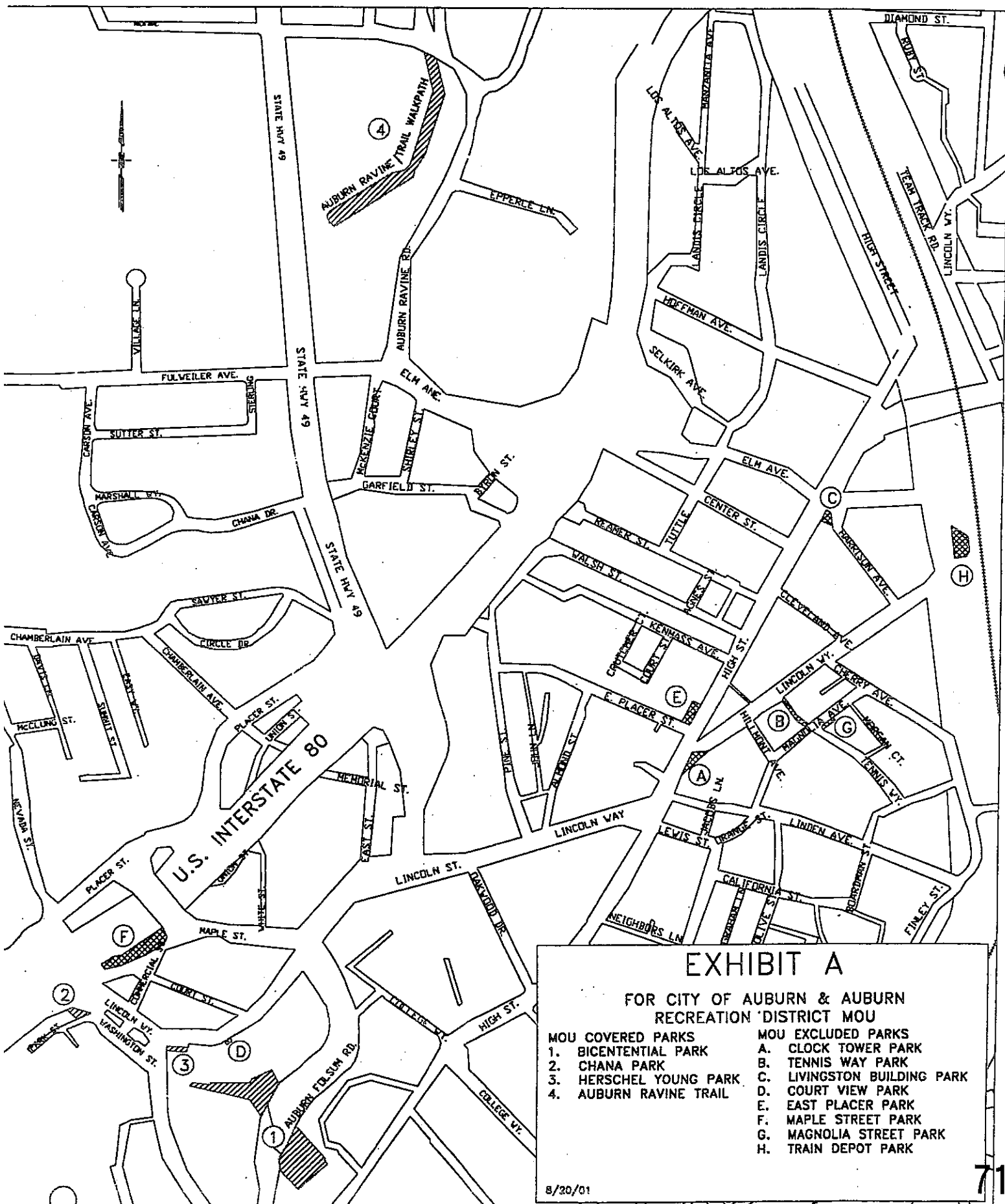
City of Auburn

By: 
Alice Dowdin Singh, Mayor

Auburn Recreation District

Dated: 8/23/01

By: 
Scott Holbrook, Chair



- ### EXHIBIT A
- FOR CITY OF AUBURN & AUBURN
RECREATION DISTRICT MOU
- | MOU COVERED PARKS | MOU EXCLUDED PARKS |
|------------------------|-----------------------------|
| 1. BICENTENTIAL PARK | A. CLOCK TOWER PARK |
| 2. CHANA PARK | B. TENNIS WAY PARK |
| 3. HERSCHEL YOUNG PARK | C. LIVINGSTON BUILDING PARK |
| 4. AUBURN RAVINE TRAIL | D. COURT VIEW PARK |
| | E. EAST PLACER PARK |
| | F. MAPLE STREET PARK |
| | G. MAGNOLIA STREET PARK |
| | H. TRAIN DEPOT PARK |

1 RESOLUTION NO. 01- 106

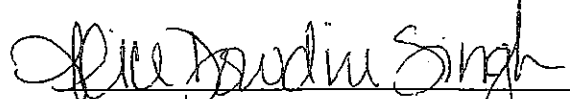
2 RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING
3 WITH AUBURN RECREATION DISTRICT
4 -----

5 THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:

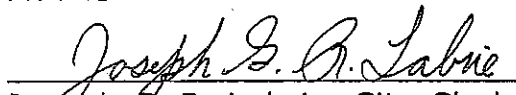
6 That the City Council of the City of Auburn does hereby authorize and
7 approve the Memorandum of Understanding between the Auburn Recreation
8 District and the City regarding Park Impact Mitigation Fees and park
9 rehabilitation and maintenance with the City of Auburn. A true and correct
10 copy of the Memorandum of Understanding is attached hereto as Exhibit "A"
11 and incorporated herein by this reference.

12 The City Manager of the City of Auburn is authorized and directed to
13 execute this Memorandum of Understanding on behalf of the City of Auburn.

14 DATED: August 27, 2001



ALICE DOWDIN SINGH, Mayor

16 ATTEST:

17 
18 Joseph G. R. Labrie, City Clerk

19 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
20 that the foregoing resolution was duly passed at a regular meeting of the City
21 Council of the City of Auburn held on the 27th day of August 2001 by the
22 following vote on roll call:

23 Ayes: Hale, Maki, Sands, Dowdin Singh, Taylor
24 Noes: None
25 Absent: None

26 
27 Joseph G. R. Labrie, City Clerk
28